



AGENDA
CITY OF SEASIDE
PLANNING COMMISSION

REGULAR MEETING
440 HARCOURT AVE (COUNCIL CHAMBER)
Wednesday, May 10, 2023
6:00 PM

NOTICE: *The City Council and the City's Boards, Commissions and Committees, will hold its public meetings in person, with a virtual option for public participation based on availability. The City of Seaside utilizes Zoom tele-conferencing technology for virtual public participation; however, we make no representation or warranty of any kind, regarding the adequacy, reliability, or availability of the use of this platform in this manner. Participation by members of public through this means is at their own risk.*

VIRTUAL PUBLIC PARTICIPATION INSTRUCTIONS

1. To view this meeting: Please click on the following link to the City of Seaside YouTube Channel: <https://www.youtube.com/c/CityofSeasideCalifornia>
2. To participate in this meeting: Using the Zoom application on your smart phone, laptop, tablet or desktop and click on this link: <https://us02web.zoom.us/j/81555467580>
WEBINAR ID: 815 5546 7580
3. To participate by phone: Please call (669) 900-9128
Enter the meeting ID 815 5546 7580 when prompted. There is no participate code – press the pound sign # after the recording prompts you.
4. To make public comment, the following options are available:
 - Before the Meeting via Email: Written comments can be emailed to CityClerk@ci.seaside.ca.us Include the following subject line: "Public Comment Item #___" (insert the agenda item number relevant to your comment). Written comments must be received at least two (2) hours prior to the meeting time on the day of the meeting.
 - During the Meeting via Oral Comments: When the Chair calls for public comment, attendees can queue to speak with the "Raise Hand" feature. On the Zoom application, click the "Raise Hand" button. On the phone, press *9.

IN PERSON PARTICIPATION INSTRUCTIONS

Members of the public participating in person and wishing to address the Commission may approach the podium when the Chair calls for public comment.

1. CALL TO ORDER

2. ROLL CALL - ESTABLISHMENT OF QUORUM

William Silva	Chair
Keith Dodson	Commissioner
John Owens	Commissioner
Arlington La Mica	Commissioner
Dave Evans	Commissioner
Danny Huynh	Commissioner
Elizabeth Madrigal	Commissioner

3. REVIEW OF AGENDA

If there are any items that arose after the 72-hour posting deadline, this is the point in the meeting where a vote may be taken to add the item to the agenda. (A 2/3-majority vote is required).

4. PUBLIC COMMENT FOR COMMISSIONS

Members of the public wishing to address the Commission on matters within the jurisdiction of the City of Seaside, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Comments on specific agenda items are heard under that item. For the public record, please state your name.

5. APPROVAL OF MINUTES

A. APPROVAL OF APRIL 26, 2023 MINUTES

6. BUSINESS ITEMS

A. MINOR USE APPLICATION NO. MUP-23-02: JAVIER RAMIREZ, PROPERTY OWNER, AND DARREN DAVIS, APPLICANT, REQUEST APPROVAL OF A MINOR USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A SECOND STORY ACCESSORY DWELLING UNIT ABOVE AN EXISTING DETACHED TWO CAR GARAGE LOCATED AT 1449 KIMBALL AVE (APN 012-402-028) IN THE RS-8 SINGLE FAMILY RESIDENTIAL DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 3 SECTION 15303 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

7. REPORTS FROM COMMISSIONERS

8. REPORTS FROM STAFF

9. ADJOURNMENT

Next Regularly Scheduled Meeting:
May 24, 2023
6:00 PM

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. Agendas are posted at:
<http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



DRAFT MINUTES

CITY OF SEASIDE
PLANNING COMMISSION

SPECIAL MEETING
COUNCIL CHAMBER
Wednesday, April 26, 2023
6:00 PM

1. **CALL TO ORDER**

Chair Silva called the meeting to order at 6:00 p.m.

2. **ROLL CALL - ESTABLISHMENT OF QUORUM**

PRESENT: SILVA, DODSON, LA MICA, EVANS, HUYNH
ABSENT: OWENS, MADRIGAL

3. **REVIEW OF AGENDA**

No changes.

4. **PUBLIC COMMENT FOR COMMISSIONS**

None.

5. **APPROVAL OF MINUTES**

A. APPROVE MINUTES FROM JANUARY 25, 2023

On motion by Commissioner Silva and second by Commissioner Evans, and carried by the following vote, the Planning Commission moved to approve the minutes from January 25, 2023.

RESULT: 4-0-1-2

AYES: SILVA, DODSON, EVANS, LA MICA

NOES: NONE

ABSTAIN: HUYNH

ABSENT: OWENS, MADRIGAL

ACTION: Approved

6. **BUSINESS ITEMS**

A. PERMIT EXTENSION REQUEST FOR BOARD OF ARCHITECTURAL REVIEW APPLICATION NO. BAR-22-05. AP GLOVER ENTERPRISES, LLC, OWNER AND APPLICANT, IS REQUESTING A PERMIT EXTENSION REQUEST OF ONE 12-MONTH PERIOD FOR BAR-22-05, WHICH WAS APPROVED BY THE PLANNING COMMISSION ON MAY 11, 2022. IF APPROVED, THE NEW EXPIRATION DATE FOR THE PROJECT WILL BE

MAY 18, 2024. THE ORIGINAL PROJECT APPROVAL WAS FOR A 42-UNIT INFILL BUILDING REMODEL AND ASSOCIATED LANDSCAPE IMPROVEMENTS OF A FORMER NURSES BARRACKS LOCATED 4386 AND 4387 PARKER FLATS CUT OFF ROAD IN THE HIGH DENSITY RESIDENTIAL (RH) ZONING DISTRICT (APN: 031-150-011). THIS PROJECT IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PER CEQA GUIDELINES SECTION 15061(b)(3)

Beth Rocha, Senior Planner presented the item and responded to questions from the Commissioner. The purpose of this item is for the Planning Commission, as the original review authority, to hold a public hearing on the requested permit extension in accordance with SMC 17.64.080.B.1.a-c. The original approval was granted on May 11, 2022, plus a 7 -day appeal period; and the original expiration date is May 18, 2023. The reason for the extension request is that the applicant attempted to sale the property and project entitlements to three different buyers between August 2022 and present, with the last contingency on the current offer to be released on April 30, 2023.

Mary Claypool, representing Glover Enterprises, LLC provided comments to the Commission and responded to questions from the Commission.

PUBLIC COMMENT: Hap Albers (Glover Enterprises, LLC Real Estate Agent)

On motion by Commissioner Huynh and second by Commissioner Dodson, and carried by the following vote, the Planning Commission moved to grant a permit extension request of one year to Architectural Review 22-05, setting a new permit expiration date of May 18, 2024.

RESULT: 5-0-0-2

AYES: SILVA, DODSON, EVANS, LA MICA, HUYNH

NOES: NONE

ABSTAIN: NONE

ABSENT: OWENS, MADRIGAL

ACTION: ADOPTED RESO #23-03

B. MASTER SIGN PROGRAM NO. MSP-22-01: RYAN SULLIVAN, PROPERTY OWNER, AND JEREMY VANDERKRAATS, APPLICANT, ARE REQUESTING DESIGN REVIEW APPROVAL FOR A MASTER SIGN PROGRAM. THE PROJECT IS LOCATED AT 1730 THE MALL IN THE AUTOMOTIVE REGIONAL COMMERCIAL (CA) ZONING DISTRICT APN 011-535-030 AND 011-535-028. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 1 SECTION 15301 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Eric Azriel, Associate Planner, presented the item and responded to questions from the Commissioner. The purpose of the item is that the Master Sign Program

requires all Automotive Regional Commercial (CA) properties to submit to the prescribed process of the Master Sign Program. The project includes three signs: two wall signs, and one pylon sign that is 24.5 feet tall. Staff recommended the following conditions of approval:

1. Prior to installation, the applicant shall schedule a special inspection with Planning staff who shall meet on site and measure the signs to ensure the sign dimensions meet the plans as approved.
2. After installation, the applicant and owner shall grant access to Planning staff to measure the placement of the signs to ensure they meet the plans as approved.
3. While the use remains automotive and the site continues to consist of APN 011-535-030 and APN 011-535-028, the Master Sign Program will permit future signs if they are
 - a. Constructed to the sign area dimensions as determined by the surface area measurement: "The surface area of a sign shall be calculated by enclosing the extreme limits of all emblem, framing, logo, representation, writing, or other displace within a single continuous perimeter composed of squares or rectangles with no more than eight perimeter lines;" and
 - b. Constructed in the same locations; and
 - c. Constructed and finished with comparable materials equal in function.

PUBLIC COMMENT: None

On motion by Commissioner Evans and second by Commissioner Dodson, and carried by the following vote, the Planning Commission moved to approve MSP-22-01 with conditions as outlined in the resolution.

RESULT: 5-0-0-2

AYES: SILVA, DODSON, EVANS, HUYNH, LA MICA

NOES: NONE

ABSTAIN: NONE

ABSENT: OWENS, MADRIGAL

ACTION: ADOPTED RESO #23-04

C. GENERAL PLAN AMENDMENT 23-01 AND ZONING MAP AMENDMENT 23-01. A RESOLUTION RECOMMENDING THAT THE SEASIDE CITY COUNCIL ADOPT A GENERAL PLAN AMENDMENT CHANGING THE LAND USE DESIGNATION OF ASSESSOR'S PARCEL NUMBER 012-631-003-000 LOCATED AT 1620 BROADWAY AVENUE FROM MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL AS WELL AS A ZONING MAP AMENDMENT CHANGING THE ZONING DISTRICT OF THE SAME PROPERTY FROM LOW-DENSITY RESIDENTIAL TO HIGH-DENSITY RESIDENTIAL. THE PROJECT IS CATEGORICALLY EXEMPT CLASS 32 SECTION 15332 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Andrew Myrick, Community & Economic Development Planning Manager, presented the item and responded to questions from the Commission. The proposal includes a change General Plan Land Use Designation to High-Density Residential; change Zoning Designation to High-Density Residential; would allow residential units without need to subdivide; consistent with surrounding zoning/uses; site is located near mass transit lines; and unlikely that full site would be redeveloped.

PUBLIC COMMENT:

On motion by Commissioner Silva and second by Commissioner Evans, and carried by the following vote, the Planning Commission moved to deny the proposed Resolution recommending that the City Council adopt GPA 23-01 approving a General Plan Amendment to change the land use designation of 1620 Broadway Avenue from Medium-Density Single-Family Residential to High-Density Residential and to change the Zoning for the same Property from Single-Family Residential (RS-12) to High-Density Residential (RH), due to the process, the meeting being noticed as a special meeting, lack of notification to the affected neighbors, and lack of engagement with stakeholders to assist with informing the Commissions decision.

RESULT: 4-0-1-2

AYES: Silva, Dodson, Evans, Huynh

NOES: None

ABSTAIN: La Mica

ABSENT: OWENS, MADRIGAL

ACTION: DENIED

7. REPORTS FROM COMMISSIONERS

Andy Sterbenz responded to questions from Commissioner Evans regarding work on/near Monterey Road.

8. REPORTS FROM STAFF

None.

9. ADJOURNMENT

With no further business, the meeting adjourned at 7:43 p.m.

Respectfully submitted,

Dominique L. Davis, City Clerk

Will Silva, Chair



CITY OF SEASIDE STAFF REPORT

Item No.: 6.A.

TO: Planning Commission

BY: Eric Azriel, Assistant Planner

DATE: May 10, 2023

SUBJECT: MINOR USE APPLICATION NO. MUP-23-02: JAVIER RAMIREZ, PROPERTY OWNER, AND DARREN DAVIS, APPLICANT, REQUEST APPROVAL OF A MINOR USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A SECOND STORY ACCESSORY DWELLING UNIT ABOVE AN EXISTING DETACHED TWO CAR GARAGE LOCATED AT 1449 KIMBALL AVE (APN 012-402-028) IN THE RS-8 SINGLE FAMILY RESIDENTIAL DISTRICT. THIS PROJECT IS CATEGORICALLY EXEMPT CLASS 3 SECTION 15303 FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

PURPOSE & RECOMMENDATION

The purpose of this item is to review the proposed Minor Use Permit to allow for the construction of a second story 946 square foot (sf.) Accessory Dwelling Unit (ADU) above an existing detached garage in accordance with Seaside Municipal Code (SMC) Section 17.52.230 in effect at the time of project completeness.

Staff recommends approval of the Minor User Permit.

BACKGROUND

The existing single-story house and detached garage were established with a Building permit issued in 2005 on a 13,600 sf. parcel. The garage is located towards the front of the flag lot as shown in Exhibit A Project Plans. Surrounding uses are single family residential on all sides; all adjacent properties are zoned RS-8 Single Family Residential and can be seen in Attachment 2 Location Map. Homes directly adjacent to the property are all single-story, however two-story homes are scattered throughout the neighborhood as shown in Attachment 3 Map of Two-Story Dwellings.

Minor Use Permit Required

The project was submitted February 17th, 2023 and deemed complete March 19th, 2023. Therefore the applicable ADU code is the version that went into effect on May 7, 2022. Section 17.52.230.E.2.e of that code reads:

An ADU located over a garage may be allowed to exceed the height limitations of sixteen feet (16') to a maximum height of twenty-two feet (22') with Minor Use Permit approval.

Therefore, this project, which proposes an ADU over a garage with a height of 22 ft., requires a Minor Use Permit. In accordance with SMC 17.62.070.C, the Zoning Administrator elected to refer the Minor Use Permit application to the Planning Commission for hearing and decision in the same manner as a Use Permit.

Project Description

The primary house is 2,732 sf. The project proposes a 946 sf. ADU constructed above an existing 528 sf. garage. The proposed ADU adds interior space and an internal access stairway on the north side of the garage. The garage space itself would not be converted and would remain for parking. The second story ADU is cantilevered off the rear of the garage while still respecting the side setbacks. Elements of the house, particularly the front entryway, are reflected in the design of the ADU.

Staking and flagging was completed for the project on April 7, 2023, more than 14 days before the public hearing on May 10, 2022.

Review of Compliance

Area and Height

The proposed ADU is 946 sf., or 35% of the primary dwelling, which is less than the 40% limit set by 17.52.230.4.a. It would also be smaller than the 1000 sf. maximum for a two bedroom ADU. Therefore, the proposed area complies with the code. The proposed height of 22 ft. is allowed if permitted by a Minor Use Permit, pursuant to 17.52.230.E.2.e.

Location

SMC 17.52.230.E.3.a. requires that detached ADUs be located behind the rear building line of the primary residence and be clearly subordinate by location and size. It also states that:

This requirement shall not prevent the establishment of an ADU that would otherwise comply with all other provisions of this section.

This ADU complies with all other provisions of this section, but due to the dimensions of the available land, it would not be possible to build this ADU in a compliant location on site.

Window Placement

SMC 17.52.230.E.6 requires that windows facing an adjoining residential property shall be designed to protect the privacy of neighbors. Two windows face adjoining property to the west: a bathroom window and a bedroom window. The bathroom window and most of the bedroom window are outside any setbacks, except for approximately one foot of the bedroom window which is in the front setback as shown in Attachment 4 Site Plan with Front Setback. Although the ADU is allowed to approach the side property line as close as 4 ft., the windows respect the traditional 5 ft. side setback, keeping it at the spacing for a typical single family dwelling in this zone. On the southern elevation, four windows face adjoining property, two from each of the ADU's bedrooms. These windows are located 10 ft. away from the property line.

Lighting

SMC 17.52.230.E.9 requires that lighting associated with an ADU be shielded or down-lit. The project plan specifies that external lights will be Dark Sky compliant.

Landscaping

Pursuant to SMC 17.52.230.E.10, no less than 20 percent of the lot shall be landscaped and a minimum of one five-gallon tree shall be planted. Post project construction 5,114 sf. will remain landscaped, or 39% of the lot area.

Open Space

Pursuant to SMC 17.52.230.E.11, a deck or patio of 96 sf. minimum shall directly adjoin individual units. The applicant designated a 6 ft. by 16 ft. (96 sf.) concrete patio adjoining the west side of the ADU.

Parking

A transit stop is located within 0.4 miles of 1449 Kimball. Therefore, pursuant to SMC 17.52.230.G, no off-street parking is required for the ADU.

Design, Colors, and Materials

The exterior of the ADU is designed to complement the exterior of the primary dwelling. Roofing shingles, the doorway arch, windows, stucco, and trim will match existing features of the garage and primary dwelling. Pictures of the existing garage, existing house, and flagging are shown in Attachment 5 Site Pictures.

Neighbor Response to flagging

The City received one verbal complaint and one written complaint regarding the project. The written complaint, received April 17, 2023, is included as Attachment 6 Complaint Letter.

Required Findings

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Evidence: ADUs are permitted within Single Family Residential zones. All applicable

provisions are met.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

Evidence: *Policy H-2.1: Maintain a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing. Policy H-2.6: Support the concept of "aging in place" by maintaining a range of housing types that allows people to remain in the community as their housing needs change.*

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: *The surrounding uses are single-family residential and suitable for ADU development. The maximum height allowed in the RS-8 zone is 24 feet, higher than the proposed ADU. The ADU is allowed to approach 4 ft. side setbacks but complies with the 5 ft. setbacks required for other structures..*

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: *The lot size of 13600 sf. allows a 6160 sf. house and 8840 sf. of impervious coverage. The existing house is 2728 sf. and existing impervious coverage is 4686 sf. Even with the ADU added, the site is less developed than it could be.*

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: *The proposed ADU would add needed housing to the area. Creating the ADU would not create hazards or loss of convenience.*

ATTACHMENTS

1. Attachment 1 Proposed Resolution
 2. Attachment 2 Location Map
 3. Attachment 3 Map of Two-Story Dwellings
 4. Attachment 4 Site Plan with Front Setback
 5. Attachment 5 Site Pictures
 6. Attachment 6 Complaint Letter
-

RESOLUTION NO. XX-__

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SEASIDE, STATE OF CALIFORNIA, APPROVING MINOR USE PERMIT NO. MUP-23-02 FOR THE CONSTRUCTION OF A SECOND STORY ACCESSORY DWELLING UNIT ABOVE AN EXISTING DETACHED TWO CAR GARAGE LOCATED AT 1449 KIMBALL AVE (APN 012-402-028) IN THE RS-8 SINGLE FAMILY RESIDENTIAL DISTRICT

WHEREAS, Javier Ramirez, property owner, and Darren Davis, applicant, are requesting approval of a Minor Use Permit to allow for the construction of a second story accessory dwelling unit above an existing detached two car garage located at 1449 Kimball Ave (APN 012-402-028) in the RS-8 Single Family Residential zoning district; and

WHEREAS, the proposed project requires Planning Commission approval of a Minor Use Permit pursuant to Seaside Municipal Code 17.52.230.E.2.e; and

WHEREAS, it is the responsibility of the Planning Commission to consider and weigh the merits of the application and public input in relation to the policies, standards and intent of the Seaside General Plan and Seaside Municipal Code in relation to the proposed project; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3 Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines; and

NOW, THEREFORE, BE IT RESOLVED, THAT THE PLANNING COMMISSION HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

1. The proposed use is allowed within the applicable zone and complies with all other applicable provisions of this Zoning Ordinance and the Municipal Code.

Evidence: ADUs are permitted within Single Family Residential zones. All applicable provisions are met.

2. The proposed use is consistent with the General Plan and any applicable specific plan.

Evidence: Policy H-2.1: Maintain a variety of housing types, sizes, and prices throughout the City to increase housing choice and ensure that households of all types and income levels have the opportunity to find suitable ownership or rental housing.

Policy H-2.6: Support the concept of "aging in place" by maintaining a range of housing types that allows people to remain in the community as their housing needs change.

3. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and planned future land uses in the vicinity.

Evidence: *The surrounding uses are single-family residential and suitable for ADU development. The maximum height allowed in the RS-8 zone is 24 feet, higher than the proposed ADU. The ADU is allowed to approach 4 ft. side setbacks but complies with the 5 ft. setbacks required for other structures.*

4. The site is physically suitable for the type, density and intensity of use being proposed, including access, utilities, and the absence of physical constraints.

Evidence: *The lot size of 13600 sf. allows a 6160 sf. house and 8840 sf. of impervious coverage. The existing house is 2728 sf. and existing impervious coverage is 4686 sf. Even with the ADU added, the site is less developed than it could be.*

5. Granting the permit would not be detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone district in which the property is located.

Evidence: *The proposed ADU would add needed housing to the area. Creating the ADU would not create hazards or loss of convenience.*

BE IT FURTHER RESOLVED, the Planning Commission hereby grants Minor Use Permit Application No. 23-02 subject to the following terms and conditions:

Standard:

1. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

2. Any proposed future development or change in use shall comply with the requirements of the Fire, Health, Planning, Code Enforcement, Building and Public Works Departments.
3. The permit shall have no force or effect unless and until accepted, and the terms thereof agreed to, in writing, by the applicant and property owner within fifteen (15) days from the date of its approval.
4. For purposes of assuring compliance, the applicant, agents, representatives or their assignees agree not to deny or impede access to the subject property by City employees in the performance of their duties.

PASSED AND ADOPTED at the regular meeting of the Planning Commission of the City of Seaside, State of California, on the 10th day of May, 2023, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Will Silva, Chairperson

ATTEST:

Planning Commission Secretary

MINOR USE PERMIT APPLICATION No. MUP-23-02

PC RESOLUTION No. ____

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside.

Applicant's Signature

Date

Property Owner's Signature

Date

Attachment 2: Location Map

Location Map 1449 Kimball



Waring St

Buena St

Sunnyhill Ct

Kimball Ave

Waring St

Haviland Ter

Haviland Ter

Attachment 3: Location Map



Two-story
Dwellings

Waring St

Buena St

Sunnyhill Ct

Kimball Ave

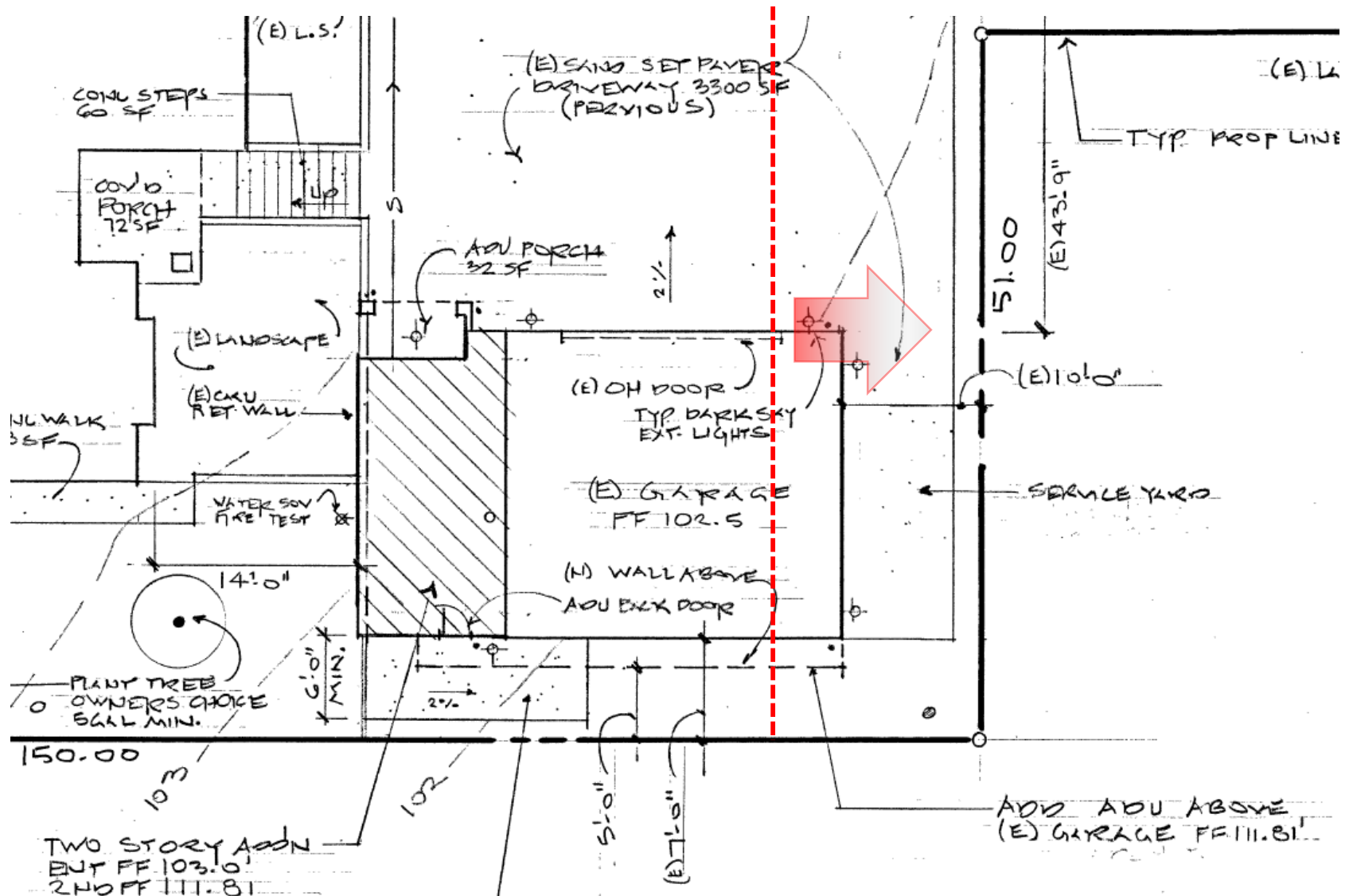
Waring St

Haviland Ter

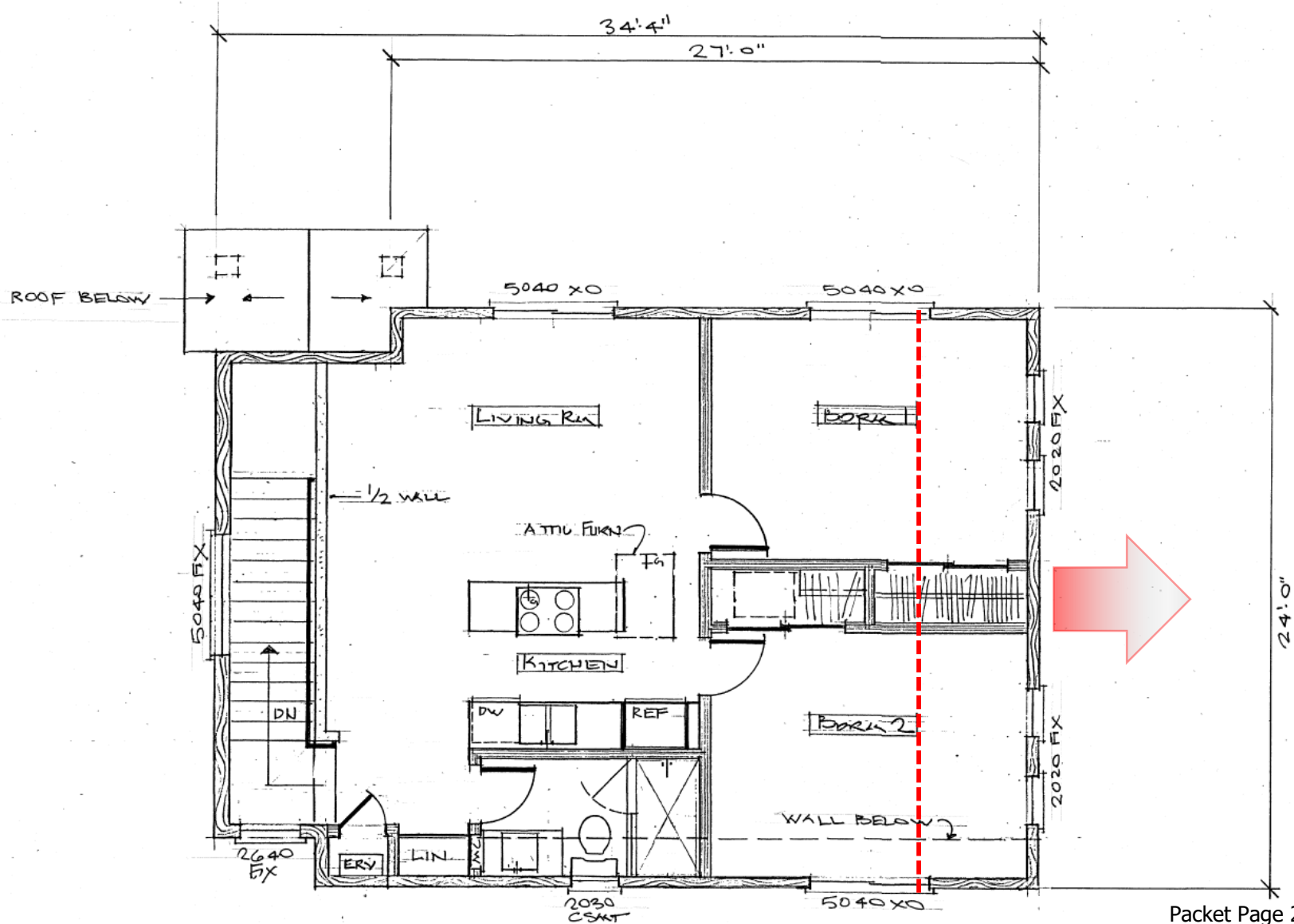
Haviland Ter

Attachment 4: Site Plan with Front Setback

----- Approximate edge of front setback



Approximate edge of front setback



Attachment 5: Site Pictures



Image 1. View of the main house showing the features that will be replicated on the ADU.



Image 2. View of the existing garage



Image 3. Garage with flagging installed



Image 4. Flagging view from the east



Image 5. Flagging view from the north



Image 6. View of west setback



Image 7. View of south setback



Image 8. View of flagging area from Kimball Avenue. Flagging cannot be seen.



Image 9. View of flagging from Kimball Avenue.



Image 10. View of flagging from Buena Street.



Image 11. View of flagging area from Waring Street. Flagging cannot be seen.



Image 12. View of flagging from Waring Street.

April 13, 2023

Planning Commission
440 Harcourt Ave
Seaside, CA 93955

RE: New backyard structure at 1449 Kimball St in Seaside

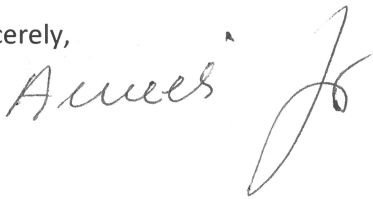
To the Planning Commission of Seaside:

My name is Anneli Green and I have been living in Seaside for over 44 years and have lived on 1112 Waring St Apt B for over 30 years. This is a quiet neighborhood and I'm very happy here. My backyard is my sanctuary. This past Saturday, April 8th the sun was shining and it was my birthday, so I walked outside with my coffee to sit on my porch to enjoy the morning and was completely surprised to see behind my fence orange tape outlining a new structure around my neighbor's garage.

It is my understanding that this means another home was going to be added, and looks to be a two-story dwelling. I was literally in shock and am sick with acute dizziness and could not go to work this past Tuesday, April 11th, as it appears this new structure would completely block the sun in my backyard. I'm opposed to the new building the way it is currently planned for and I'm very concerned that I would completely lose my privacy in my own backyard. I have included some pictures which were taken as I step outside my backyard for your review and hope to be able to speak with someone regarding my concerns.

Thank you in advance for reviewing my concerns, the best number to reach me is at (831) 402-7750.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Anneli', followed by a large, stylized flourish or initial.

Anneli Green

(831) 402-7750
1112 Waring St Apt B
Seaside, CA 93955



